

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 TISDALL ROAD, KYABRAM, VIC 3620

5 2 2

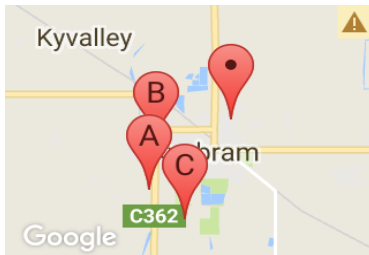
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: 475,000

Provided by: Andrea Morgan, Hinchliffe And Greed Real Estate

MEDIAN SALE PRICE



KYABRAM, VIC, 3620

Suburb Median Sale Price (House)

\$248,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



7 CURTIS CRT, KYABRAM, VIC 3620

3 2 2

Sale Price

\$455,000

Sale Date: 15/06/2015

Distance from Property: 3km



6 MCEWEN RD, KYABRAM, VIC 3620

4 2 2

Sale Price

\$460,000

Sale Date: 28/10/2015

Distance from Property: 2.1km



37 KASHELMARA DR, KYABRAM, VIC 3620

4 2 2

Sale Price

\$445,000

Sale Date: 14/12/2016

Distance from Property: 3.2km



This report has been compiled on 29/01/2018 by Hinchliffe And Greed Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 TISDALL ROAD, KYABRAM, VIC 3620

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

475,000

Median sale price

Median price

\$248,000

House

X

Unit

Suburb

KYABRAM

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 CURTIS CRT, KYABRAM, VIC 3620	\$455,000	15/06/2015
6 MCEWEN RD, KYABRAM, VIC 3620	\$460,000	28/10/2015
37 KASHELMARA DR, KYABRAM, VIC 3620	\$445,000	14/12/2016